

FILE NUMBER: Z-25-000194 **DATE FILED:** December 9, 2025

LOCATION: Northwest line of E. Lake Highlands Drive, between Harter Road and Peavy Road.

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 1.87 ac **CENSUS TRACT:** 48113012900

REPRESENTATIVE: Baldwin Associates, LLC / Robert Baldwin

OWNER/APPLICANT: 75218 Property Company / Bobby DeVilbiss

REQUEST: An application for a new Specific Use Permit for a private recreation center, club, or area on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow a private recreation center, club, or area.

STAFF RECOMMENDATION: **Approval** for a five-year period, with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is currently zoned R-7.5(A) Single Family District and is developed with a single-family house and seven undeveloped lots
- The surrounding area is predominantly single family, with a church and school to the northwest of the site.
- The applicant wishes to use the site for a private recreation center, club, or area. As such, they request a Specific Use Permit.

Zoning History:

There have been no zoning cases in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Harter Road	Local Street	-
E Lake Highlands Drive	Minor Arterial	100 feet
Peavy Road	Community Collector	40 feet pavement; 60 feet ROW

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

The area of request is within a half-mile of the following services:

DART Light Rail: No lines.
DART Bus: No routes.

STAFF ANALYSIS:

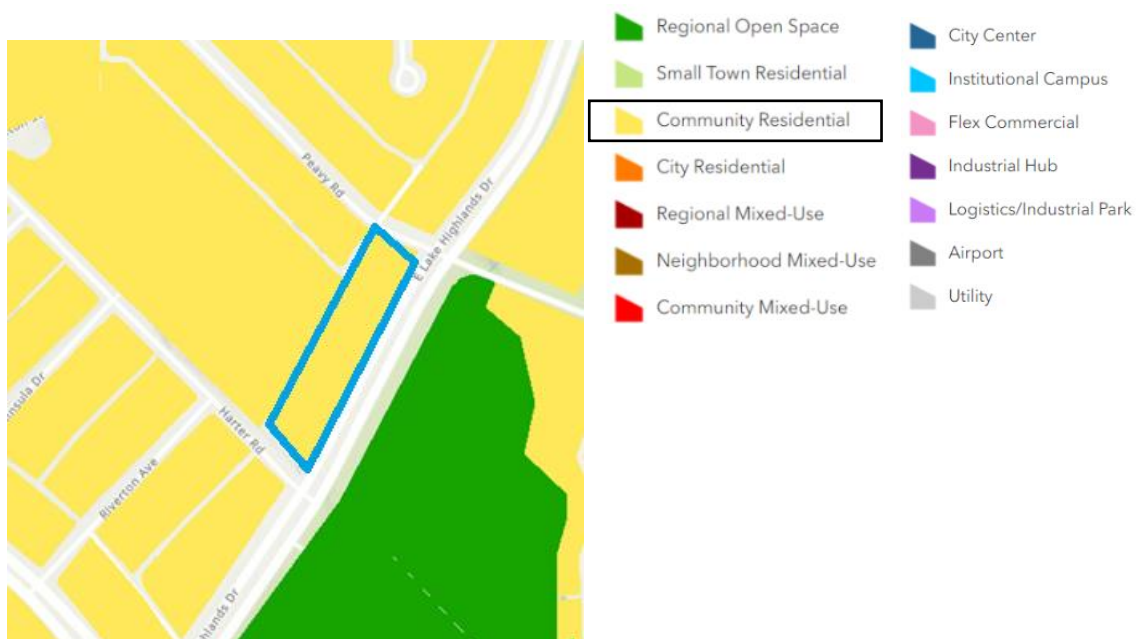
Comprehensive Plan:

ForwardDallas 2.0 is the citywide Comprehensive Plan for future land use in the City of Dallas. Adopted by City Council in September 2024, the plan includes a future land use map and guidance for a future vision of the City of Dallas. It also establishes goals and guidelines for land use and other decisions by the City. According to the City of Dallas's Development Code, the comprehensive plan serves merely as a guide for rezoning requests, but does not establish zoning boundaries nor does it restrict the City's authority to regulate land use.

The proposed Specific Use Permit (SUP) is generally consistent with the policy objectives of Forward Dallas 2.0. Public and private open space are identified as secondary land uses within the **Community Residential placetype** and are relatively underrepresented in the immediate vicinity. The subject property is situated along a minor arterial, E. Lake Highlands Drive, and is positioned between a community collector, Peavy Road, and a local street, Harter Road. The site is contiguous to an existing educational facility and is currently developed with a single-family residential structure.

The design recommendations in Forward Dallas 2.0 are applicable in this case, but this specific use permit provides only limited review of the consistency with those recommendations. In this placetype, for this future land use, Forward Dallas 2.0 recommends that the design be sensitive to the context of the community and that include community engagement should occur early on and be given significant weight in decision making.

The map below illustrates the site's location within the forwardDallas 2.0 placetype framework.



Placetype Summary

The Community Residential placetype encompasses the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitively integrated housing types, such as duplexes and smaller-scaled multiplexes, can be found in many of these areas. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, generally along main streets and at intersections, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Single family
North	R-7.5(A) Single Family	Single family
South	R-7.5(A) Single Family	Single family
East	R-7.5(A) Single Family	Vacant Undeveloped
West	Planned Development 628, St. John's Episcopal School	School

Land Use Compatibility:

The request site is currently developed with a single-family house. The applicant proposes to utilize the site as a private recreation center, club, or area. The immediate surroundings of the site are predominantly single-family houses, with a school immediately northwest of the site.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established

in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff supports the requested Specific Use Permit, as the subject site is located adjacent to a school and along a minor arterial roadway. The proposed private recreation area will be a valuable addition to the existing school and will introduce enhanced landscaping to an underdeveloped site. The site plan does not include any structures and access is limited primarily to Lake Highlands, not the local streets. Overall, the project will improve the visual quality of the area and enhance the pedestrian experience along East Lake Highlands Drive.

Development Standards

Following is a table showing the development standards of the current R-7.5(A) Single Family District.

District	Setback		Density/Lot Size	Height	Lot Cvrg.	Primary Uses
	Front	Side/Rear				
Current: R-7.5(A)	25'	Single family: 5'	None; min. lot size is 7,500 sqft	30'	45% residential 25% nonresidential	Single family

Landscaping:

Landscaping must be provided in accordance with Article X, as amended.

Parking:

Parking must be provided in accordance with the Dallas Development Code. Current requirements require no parking minimum. The applicant's proposed site plan depicts 59 spaces.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness.

As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “B” MVA area.

List of Officers

75218 Property Company

David S. Houk, Registered Agent

Robert DeVilbiss, President and Director

Jay Patterson, Chairman and Director

John Bovard, Director

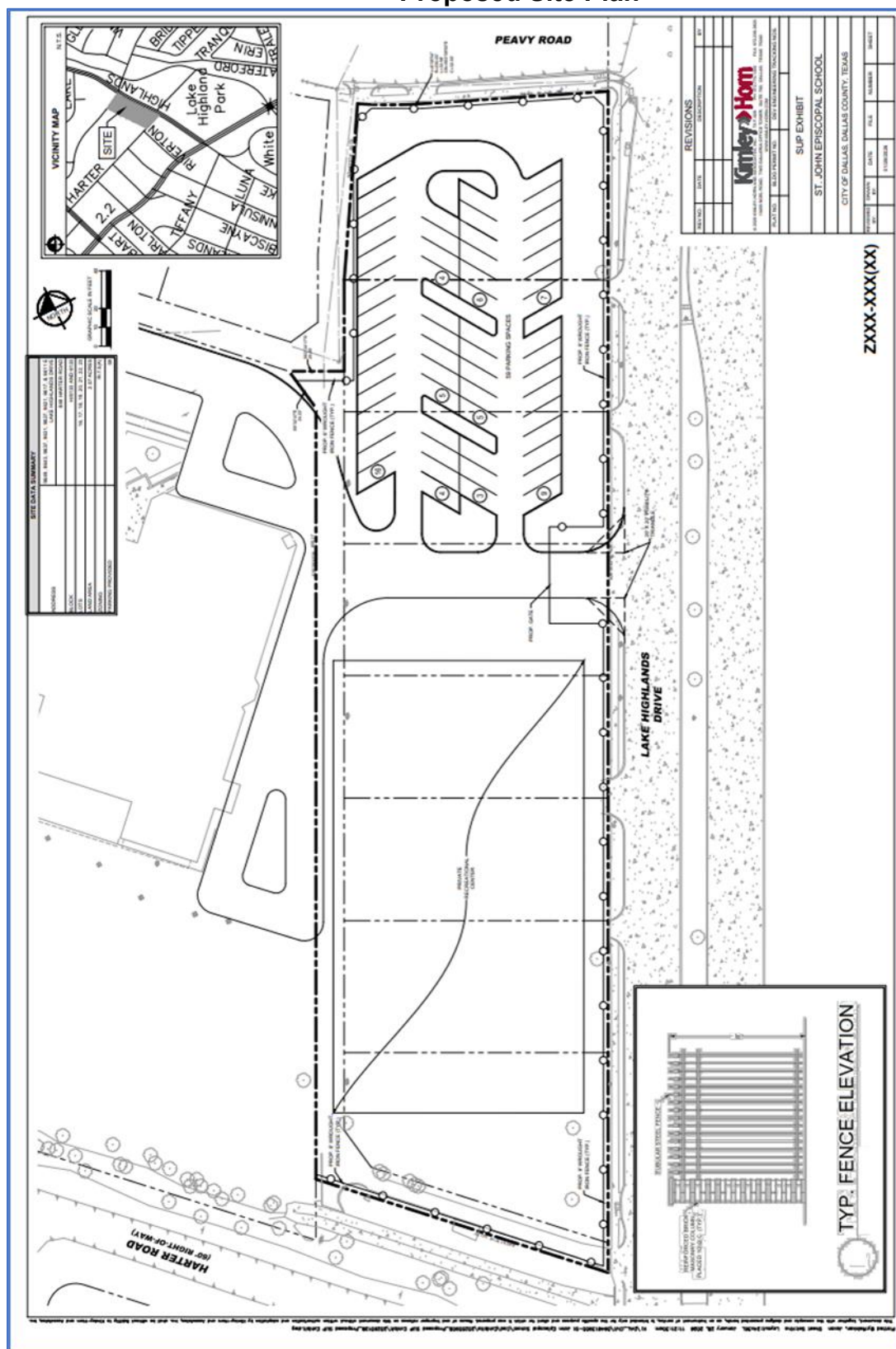
Mark McCaffrey, Director

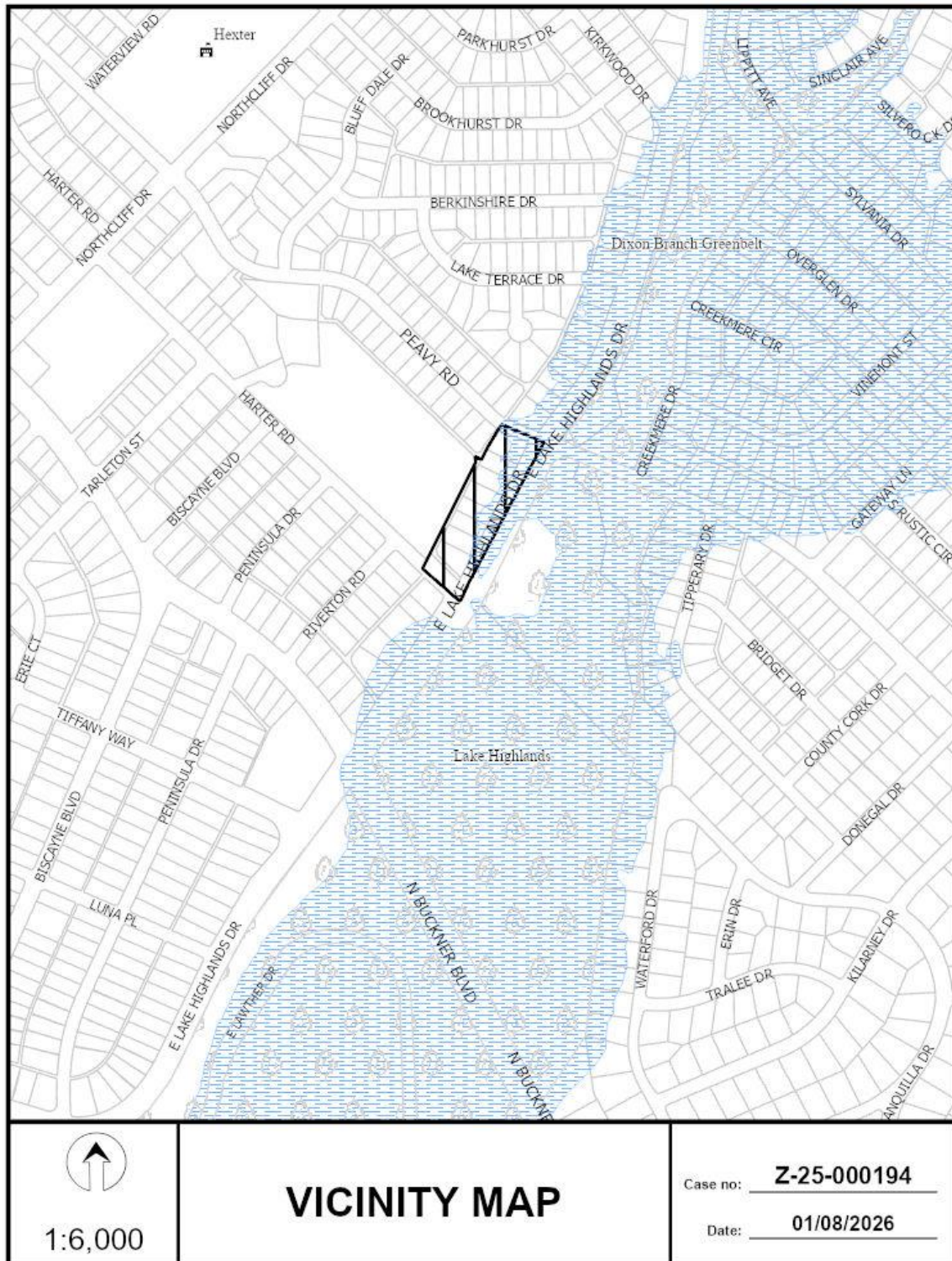
William McDaniel, Director

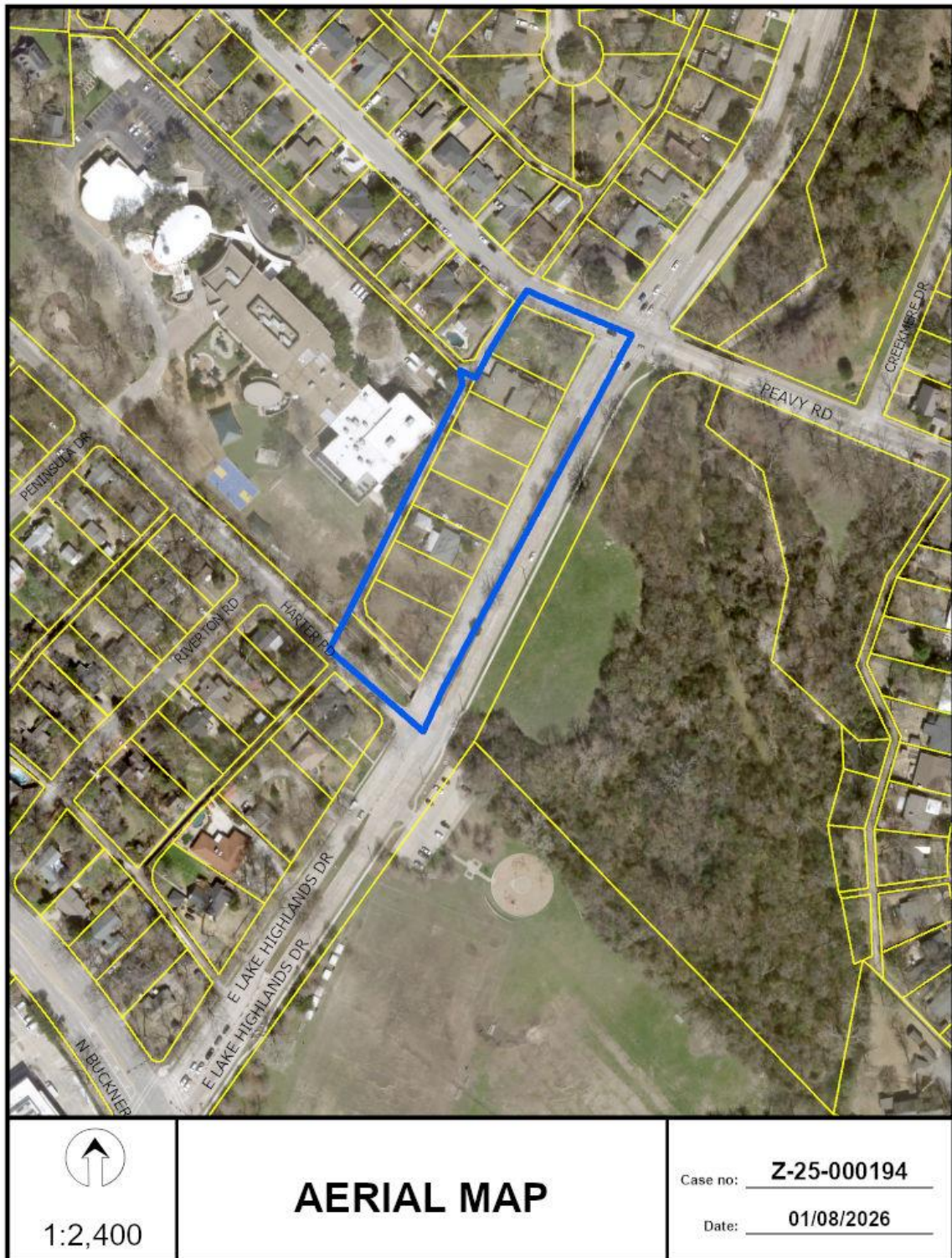
Proposed SUP Conditions

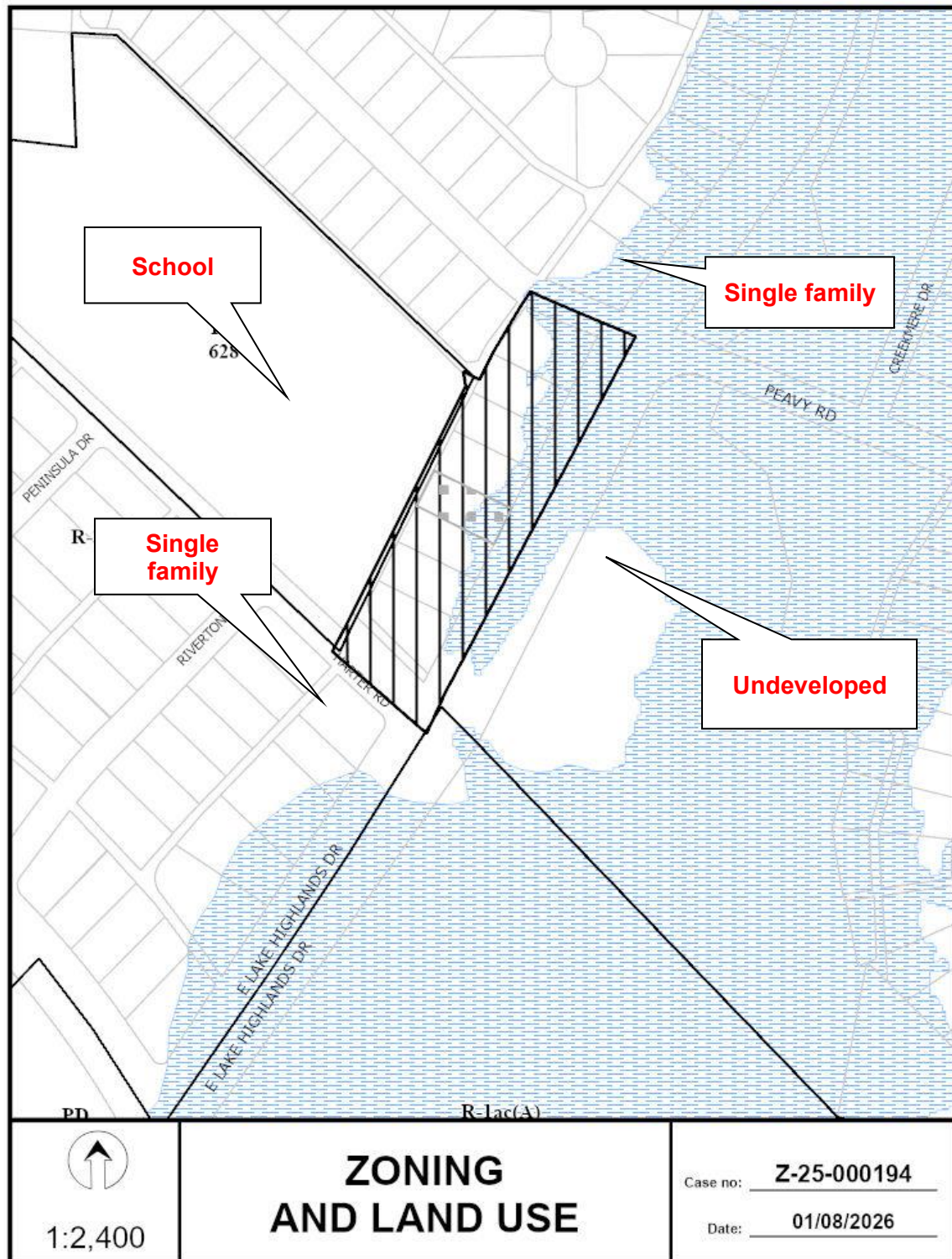
1. Use: The only use authorized by this specific use permit is a private recreation center, club, or area.
2. Site Plan: Use and development of the Property must comply with the attached site plan.
3. Time Limit: This specific use permit expires on FIVE YEARS, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. Landscaping: Landscaping must be provided in accordance with Article X.
5. Hours of operation: Use of the private recreation center, club, or area can only occur between 7:00 AM and 10:00 PM.
6. Lighting: Field lighting is limited to 30 feet in height.
7. Maintenance: The Property must be properly maintained in a state of good repair and neat appearance.
8. General Requirements: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

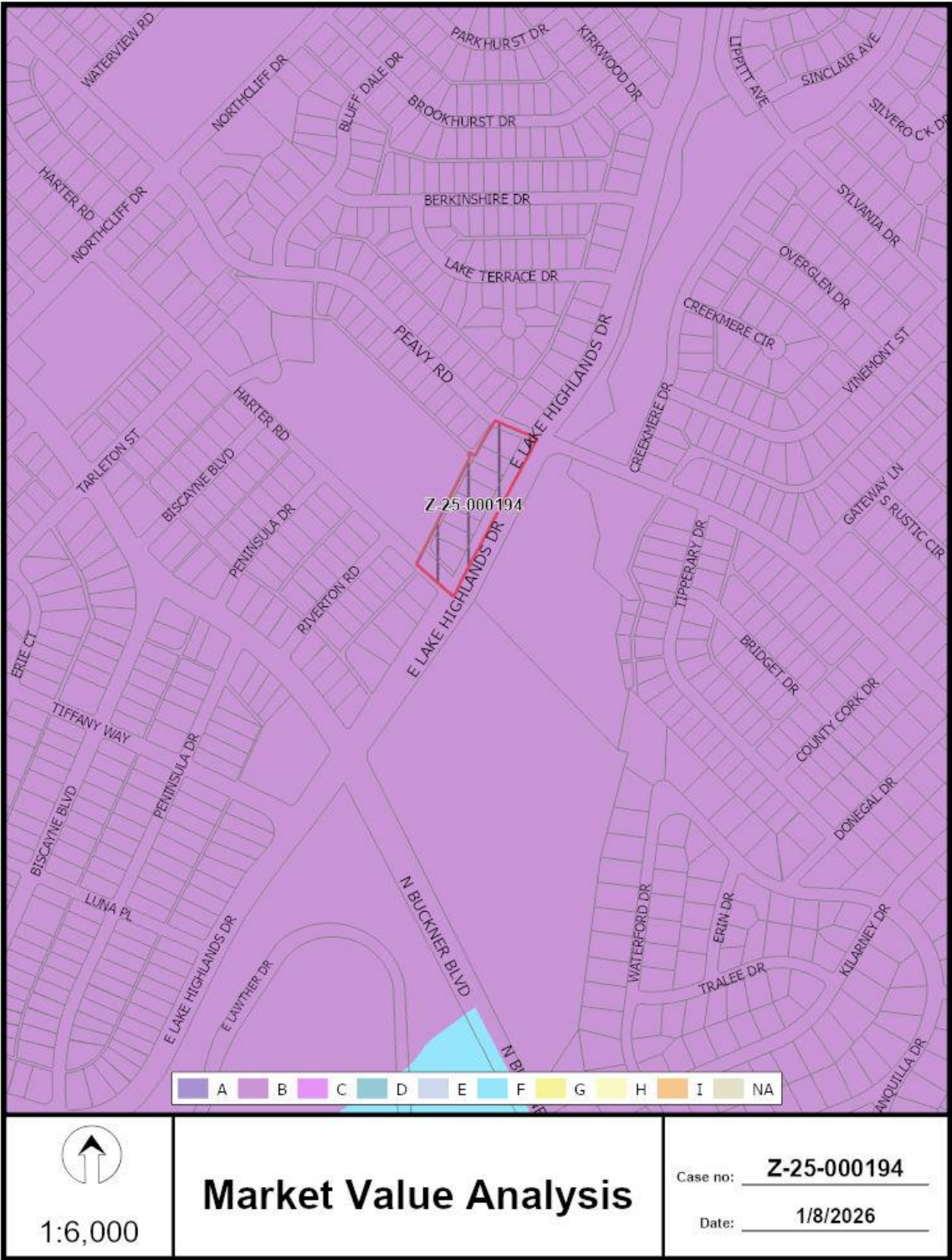
Proposed Site Plan

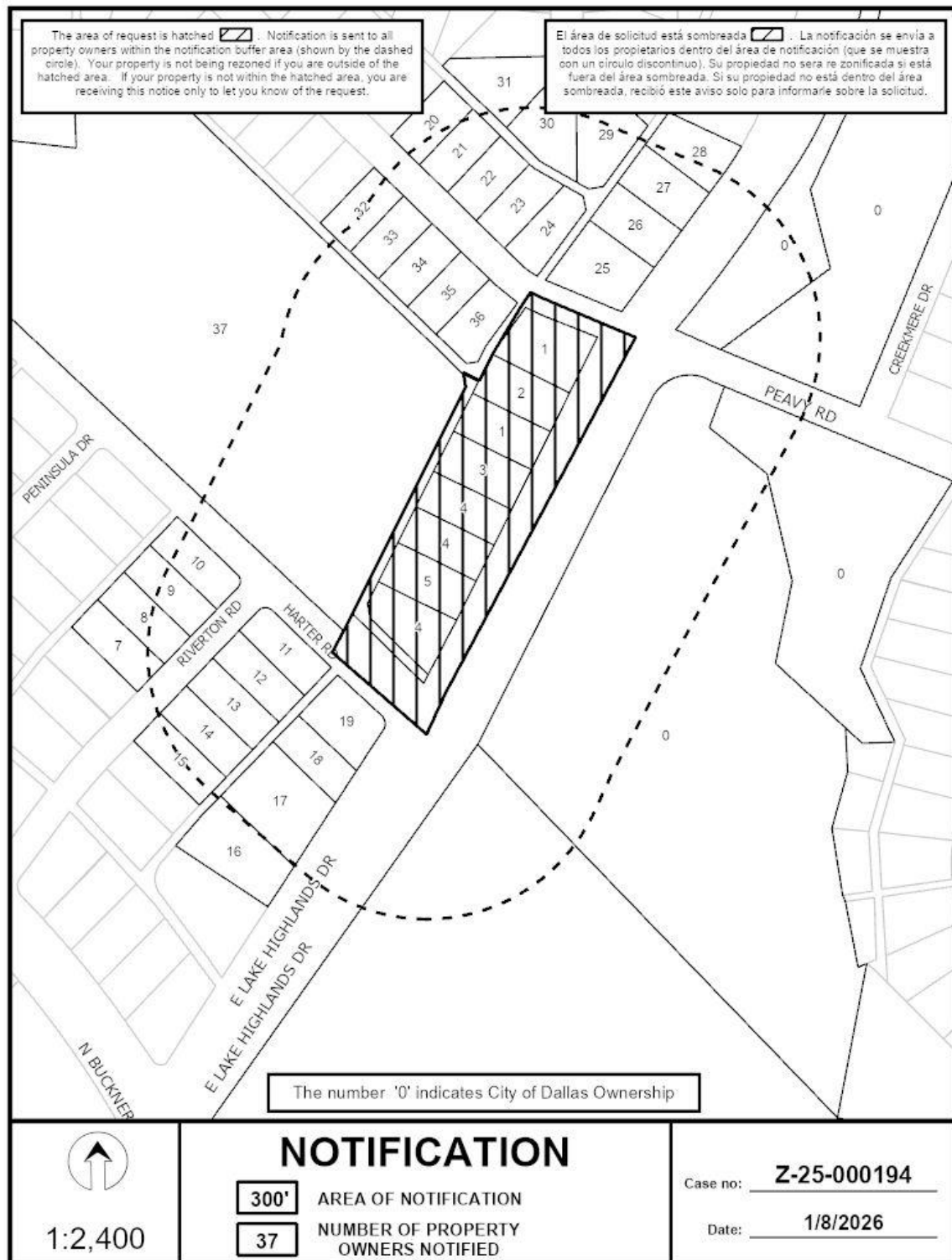












01/08/2026

Notification List of Property Owners***Z-25-000194******37 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9649 E LAKE HIGHLANDS DR	75218 PPTY COMPANY
2	9643 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY
3	9631 E LAKE HIGHLANDS DR	75218 PROPERTY CO
4	9627 E LAKE HIGHLANDS DR	75218 PROPERTY COMPANY INC
5	9617 E LAKE HIGHLANDS DR	75218 PPTY CO INC
6	848 HARTER RD	75218 PROPERTY COMPANY
7	9531 RIVERTON RD	RUPPERT WILLIAM E
8	9535 RIVERTON RD	KARPENKO MATT D
9	9543 RIVERTON RD	KARPENKO MATT D &
10	9549 RIVERTON RD	LINDSEY RICKY A
11	9552 RIVERTON RD	BURNS LISA GAIL LIFE ESTATE
12	9546 RIVERTON RD	DAVIS JAMES BYRON &
13	9542 RIVERTON RD	KING DONNA L
14	9538 RIVERTON RD	CHRISTIE BRYAN &
15	9532 RIVERTON RD	SHERRILL SUZANNE H
16	9527 LAKE HIGHLANDS DR	MCPHERSON DINA P
17	9535 E LAKE HIGHLANDS DR	WOLF CHRISTINA M
18	9543 LAKE HIGHLANDS DR	MCFARLAND ANNA L
19	9551 LAKE HIGHLANDS DR	HELMKE MICHELLE C
20	860 PEAVY RD	MARTENS JAMES P
21	864 PEAVY RD	KRAUSE RUSSEL
22	868 PEAVY RD	DUVALL ADRIANNE RUTH
23	874 PEAVY RD	HARPER ERIN ARNISE
24	878 PEAVY RD	SMITH JANET DORA
25	9705 E LAKE HIGHLANDS DR	LAUTEN MICHAEL B
26	9711 E LAKE HIGHLANDS DR	STREET PENROD D

01/08/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9717 E LAKE HIGHLANDS DR	NORTHRUP ROBERT PRESTON
28	9723 E LAKE HIGHLANDS DR	HATTEN HOLLY M &
29	861 LAKE TERRACE CIR	BURGESS JANET D
30	857 LAKE TERRACE CIR	KORIOTH CAROLYN KATHERINE
31	853 LAKE TERRACE CIR	HUANG JIN YA
32	861 PEAVY RD	KNUST MEGAN EMILY
33	865 PEAVY RD	PARTAIN ANN LIFE ESTATE
34	869 PEAVY RD	HVEE SIX
35	875 PEAVY RD	LEEVEER SCOTT
36	879 PEAVY RD	ODELL CLAUDIA
37	848 HARTER RD	CORPORATION OF EPISCOPAL